

11/16/09 - Monday, November 16, 2009

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of November 16, 2009

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Kaiser, Klinkhammer, Duax, Larson, Seymour, Pearson, Hibbard

Staff Present: Messrs. Tufte, Genskow, and Ivory

The meeting was chaired by Mr. Kaiser

1. CONDITIONAL USE PERMIT (CZ-0921) “ Auto Sales Lot, 3101 N. Hastings Way

Mr. Tufte provided an overview of a conditional use permit application submitted by Rick and Steve Hallquist to allow an auto sales lot in a C-2 District at 3101 N. Hastings Way (former Domino™s Pizza). The application states that there are 13 parking stalls on the property, which would provide room for 2 stalls for employee parking, 2 stalls for customer parking, and leaving the remaining 9 stalls for vehicle display.

Mr. Tufte noted that auto display lots are reviewed by the Plan Commission in a C-2 District as a conditional use to judge the compatibility of the request with adjacent residential uses. For this request, there is an existing residence immediately to the rear of the property. An existing screening fence is in place to separate this use from the residence. Mr. Tufte indicated that based on the parcel size and lot configuration, the number of display vehicles parked on the parcel should be limited to nine vehicles. A possible layout for parking the vehicles on the property was shown to the Commission. Other issues concerning prohibiting parking on the lawn area, exterior lighting, signage, landscaping, and trash enclosures were discussed by the Commission.

Mr. Steve Hallquist, 2033 90th Street, spoke in support of the application.

Mr. Hibbard moved to approve CZ-0921 with staff conditions. Mr. Klinkhammer seconded and the motion carried.

2. DISCUSSION/DIRECTION

A. Status Report on Draft Bicycle and Pedestrian Plan

Mr. Ivory provided an overview of the draft Bicycle and Pedestrian Plan being prepared by the City™s Bicycle and Pedestrian Advisory Commission. The preparation of the plan is recommended in the City™s Comprehensive Plan.

Mr. Ivory noted that BPAC is to the point where they have prepared a draft plan and have been seeking input from various organizations throughout the community. This has included hosting an informational meeting on October 1st to seek input.

The objective of the draft plan is to establish an interconnected network of on- and off-road routes that form a bicycle and pedestrian network linking neighborhoods and major destination points within the City. In addition, it sets forth the framework for examining the current pedestrian and bicycle environment in the community and outlining public and private initiatives over the next 20 or more years.

The Commission is still seeking input and is tentatively looking at completing the draft within a few months and coming back to the Plan Commission to initiate public hearings for consideration of adopting the plan.

Mr. Brad Henderson and Mr. Bob Eierman, members of the Bicycle and Pedestrian Advisory Commission, were present at the meeting to discuss the plan.

The Plan Commission had the following comments regarding the draft plan: the pedestrian crossings at the non-signalized intersections along State Street in the vicinity of the University should be better marked, placement of the center median pedestrian crossing signs should be considered at these intersections as well as enhanced enforcement, the feasibility of bicycle lanes along State Street should be studied, the plan needs to discuss issues related to the disabled and the use of motorized scooters for the disabled, the issue of bicycling on sidewalks should be discussed by the City, some of the existing eedge-lines shown on Map 1 should be re-evaluated (particularly those shown south of Lexington Avenue), the plan should provide some direction regarding recommended styles for bicycle racks, the plan should emphasize the need for a wayfinding signage system for the community, the designation of a multi-purpose pathway within Putnam Park between Little Niagara Creek and Clairemont Avenue should be re-evaluated as well as a pathway shown connecting State Street to the McPhee Center area, and there is a need for improved signage at the intersection of Summit Avenue and Park Avenue.

B. Status Report on Clairemont Avenue Med/Ed Plan

Mr. Tufte provided an overview of the draft Clairemont Avenue Medical and Educational District Master Plan and Design Guidelines. The planning area is roughly bounded by the Chippewa River to the north, Clairemont Avenue to the west, the Chippewa Valley Technical College to the east, and the businesses located along the south side of Clairemont Avenue. The plan provides an analysis of the street system within the planning area, as well as streetscape improvements, trails and pathways, transit service, and building expansion potential.

Mr. Tufte stated that development of the plan has been in coordination with Marshfield Clinic, Sacred Heart Hospital, UWEC, and the Chippewa Valley Technical College. An open house is scheduled for December 3, 2009, from 11:00 a.m. to 1:00 p.m. at the Chippewa Valley Technical College.

C. Code Compliance

None

D. Future Agenda Items

None

3. MINUTES

The minutes of the meeting of November 2, 2009, were approved.

Joseph Seymour, Secretary